PLANNING AND ZONING COMMISSION STAFF REPORT

November 20, 2014



Right-of-way Abandonment case no. RA 14-09: Washington Heights, Block 10

SIZE AND LOCATION: 2,000 square feet of unimproved public alley right-of-way in Block 10 of

the Washington Heights Subdivision, extending 100 feet northeast from

Red Oak Street between Madison and Wellington Avenues

APPLICANT(S): Gilbert Barron

STAFF CONTACT: Maggie Dalton, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the requested right-of-way

abandonment.



BARBARA & JAMES CHAMBERS 1009/541 LOT 3 BLOCK 10 SCALE: 1" = 30'BLOCK 10 DAVID & IRENE ROMERO 8576/83 1/2 INCH IRON ROD FOUND LOT 8 BLOCK 10 TANYA ALLEN JOHNSON 554/404 N 1000 LOT 5 ,000 sp. BLOCK 10 ************************ MARVIN CIBBS SR. 3505/233 LOT 9 BLOCK 10 RAET F GILBERT BARRON 12102/59 FOR ALLEY ABANDONMENT LOT 10 BLOCK 10 SURVEY PLAT A 2000 SQ. FT. PORTION OF A 20' ALLEY, BLOCK 10 GILBERT BARRON 12102/59 WASHINGTON HEIGHTS VOLUME 116, PAGE 431 BRYAN, BRAZOS COUNTY, TE TEXAS SCALE: 1 INCH = 20 FEI SURVEY DATE: SEPT. 201 PLAT DATE: 10-14-14 JOB NUMBER: 14-515 CAD NAME: 14-515 1/2 INCH IRON ROD FOUND Development 机机 OCT 2 0 2014 SEE METES AND BOUNDS PREPARED OCTOBER 2014 FOR MORE DESCRIPTIVE INFORMATION. CR5 FILE: BOT (cont): 14-515 (job) PREPARED BY: KERR SURVEYING, LLC 408 N. TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195 BÉARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. LIVED

DETAIL SHOWING THE AREA OF RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

BACKGROUND:

The applicant, Mr. Barron, and adjacent property owners of Lots 4 and 5 in Block 10 of the Washington Heights Subdivision are requesting that 2,000 square feet of unimproved public alley right-of-way that extends 100 feet north from Red Oak Street between Wellington and Madison Avenues be abandoned. Mr. Barron, who owns Lots 9 and 10 in Block 10 adjacent to the alley desires to replat 1,000 square feet of the to be abandoned alley with the adjoining property that he owns to eliminate a building encroachment that currently exists. The related replat request (case no. RP14-27) is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on November 20, 2014. The requested the abandonment will formally integrate this land with adjacent property owner's ownership of adjoining land. The alley right-of-way requested to be abandoned has never been improved as a driving surface and no public utilities lie within this right-of-way.

ANALYSIS AND RECOMMENDATION:

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights of way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

Excess right-of-way burdens the public with possible continued maintenance, liability concerns, and is an inefficient use of urban land. The alley right-of-way requested to be abandoned has been functionally

integrated with adjacent land for many years. Abandoning the subject right-of-way, therefore, will not interfere with the smooth circulation of vehicular and pedestrian traffic.

The Site Development Review Committee and staff recommend **approving** the request to abandon this segment of alley right-of-way, as requested. Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with the adjacent lot and relieve the public from continued maintenance responsibilities. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.